

\\s01u01\Projects\K2\U41\Wonn Austin A-2\Briarcrest Country Club\Wvg\Penner Place\Penner Place\Engineering\Block 2\Lot 2\C1.1 - Site Plan.dwg 3/20/2012 5:20:32 PM CDT

LEGEND:

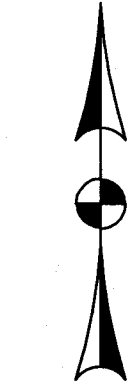
SANITARY SEWER MANHOLE	⊙	GAS LINE	—
SANITARY SEWER LINE (SIZE VARIES)	—	WATER METER	⊙
CLEAN OUT	⊙	WATER LINE (SIZE VARIES)	—
STORM SEWER MANHOLE	⊙	WATER VALVE	⊙
STORM SEWER LINE	—	FIRE HYDRANT	⊙
TELEPHONE PEDESTAL	⊙	OVERHEAD ELECT. LINE	—
TELEPHONE LINE	—	POWER POLE	⊙
TELEVISION PEDESTAL	⊙	LIGHT POLE	⊙
TELEVISION CABLE	—		

CURVE TABLE:				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	25.63'	520.00'	2°49'28"	N 22°01'06"W=25.63'
C2	127.51'	120.00'	60°52'55"	N 80°54'31"E=121.60'
C3	47.45'	559.24'	4°51'42"	S 73°32'28"W=47.44'
C4	37.29'	25.00'	85°27'35"	N 66°09'37"W=33.93'

PARKING ANALYSIS:

SPACES REQUIRED:	
1,800 SQ.FT. (OFFICE) / 200 = 9	
1,800 SQ.FT. (WAREHOUSE) / 1000 = 2	
TOTAL SPACES REQUIRED: 11	
SPACES PROVIDED:	
STANDARD = 12	
HANDICAP = 1	
TOTAL: 13	

SCALE: 1"=30'



WATER:

- EXISTING 8" WATERLINE (C 900, CL 200) @ 6" BURY (ASSUMED) - TO BE FIELD VERIFIED.
- EXISTING 8" WATERLINE (C 900, CL 200) @ 4" BURY (ASSUMED).
- 1" DOMESTIC WATER SERVICE. CONNECT TO EXISTING 8" WATER LINE WITH 1" TAPPING SLEEVE & VALVE.
- INSTALL 1" COPPER SERVICE LINE WITH 1" COB DOMESTIC WATER METER - TO BE INSTALLED WITHIN EASEMENT.
- INSTALL 90 OF 1-1/2" SDR-21 ASTM D2241 PVC SERVICE LINE @ 4" BURY TO BUILDING.
- 1-1/2" IRRIGATION WATER SERVICE. CONNECT TO EXISTING 8" WATER LINE WITH 1-1/2" TAPPING SLEEVE & VALVE.
- INSTALL 1-1/2" COPPER SERVICE LINE WITH 1-1/2" COB IRRIGATION METER - TO BE INSTALLED WITHIN EASEMENT.
- EXISTING FIRE HYDRANT TO PROVIDE FIRE COVERAGE. FIRE VEHICLE LAY OF HOSE LENGTH: 221'
- INSTALL HOSE BIB.
- NOT USED.

NOTE: BUILDING (3,600 SF) WILL NOT BE SPRINKLED.

SANITARY SEWER:

- EXISTING 8" SANITARY SEWER SERVICE LINE (ASTM D3034) @ 1.0%.
- EXISTING COB SANITARY SEWER MANHOLE.
- EXISTING FL 8" LINE @ PROPOSED SERVICE TAP.
- EL: 313.42' - TO BE FIELD VERIFIED 48 HRS. PRIOR TO TAP.
- INSTALL 70' OF 4" SDR 26-ATSM D3034 SANITARY SEWER SERVICE LINE @ 2.0% FLOWLINE @ BUILDING=318.0' (3.5' BELOW FF).
- FL @ DEEP CUT CONNECTION: 316.60'.
- FLOWLINE EXISTING 8" LINE=313.4' ± 3.2' STACK HEIGHT - TO BUILDING.
- INSTALL DIRECT TRAFFIC DOUBLE CLEANOUT.
- NOT USED.

ELECTRIC:

- CONTACT DAVID WERLEY @ BTU FOR EXACT ROUTING & COORDINATION.
- EXISTING 600 KVA, 3 PHASE ELECTRIC LINE TO SERVE THE SUBJECT TRACT.
- PROPOSED POWER PANEL.
- INSTALL ~95' (TO INCLUDE 1 SWEEPING 90°) OF 2-4" SCHED. 40 GRAY PVC CONDUIT @ 4" BURY (FROM FINISH GRADE) WITH PULL STRING. INSTALL TO WITHIN 5' OF BUILDING ENTRANCE LOCATION. (COORDINATE WITH BUILDING ELECTRICIAN). CAP & MARK ENDS WITH 4" PVC PAINTED RED EXTENDING 4' ABOVE FINISHED GRADE. CONTRACTOR TO RETURN AND INSTALL CONDUIT FROM SERVICE END TO BUILDING METER & STUB SERVICE UP ONCE BUILDING IS COMPLETE.
- TENATIVE LOCATION OF 4"x4" ELECTRIC TRANSFORMER PAD - TRANSFORMER TO BE SIZED BY BTU. TRANSFORMER LOCATION & ROUTING TO BE CONFIRMED BY DAVID WERLEY - BTU.
- NOT USED.

VERIZON & SUDENLINK CABLE:

- CONTACT CHRISTOPHER GOOTEE (PH: 979-595-2429) @ SUDENLINK FOR EXACT REQUIREMENTS. SUDENLINK CONDUIT TO FOLLOW VERIZON ROUTE. PROVIDE MIN. 9" VERTICAL SEPARATION BETWEEN CROSSING UTILITIES.
- CONTACT ANTHONY VITANZA (PH: 979-821-4761) @ VERIZON FOR EXACT REQUIREMENTS. INSTALL 2-4" PVC VERIZON CONDUITS.
- EXISTING 100 PAIR VERIZON CABLE. EXACT LOCATION TO BE FIELD VERIFIED.
- EXISTING 300 PAIR VERIZON CABLE. EXACT LOCATION TO BE FIELD VERIFIED.
- CONNECT TO #27 (ABOVE) AND INSTALL 85' OF 2-4" PVC VERIZON CONDUIT WITH PULL STRING @ 3" BURY TO WITHIN 5' OF BUILDING ENTRANCE LOCATION. CAP & MARK END WITH 4" PVC PAINTED ORANGE, EXTENDING 4' ABOVE GRADE.
- SUDENLINK CONDUIT TO FOLLOW VERIZON ROUTE - INSTALL 1-2" PVC CONDUIT @ 24" BURY (FROM FINISH GRADE), WITH PULL STRING TO WITHIN 5' OF BUILDING ENTRANCE LOCATION. CAP & MARK ENDS WITH 2" PVC PAINTED ORANGE, EXTENDING 4' ABOVE GRADE.
- NOT USED.

ATMOS GAS:

- THERE IS NO ATMOS GAS LINE ADJACENT TO THE SUBJECT TRACT. THERE ARE TWO LINES WHICH CAN BE EXTENDED TO THE SUBJECT TRACT:
- * NORTH LINE IS APPROX. 200' NORTH OF SUBJECT TRACT AND ON THE SEST SIDE OF PROPERTY.
- * WEST LINE IS APPROX. 200' WEST OF SUBJECT TRACT AND ON THE NORTH SIDE OF PROPERTY.
- NOT USED.

SITE:

- SAW CUT & DEMO APPROX. 50' OF EXISTING 5' SIDEWALK.
- EXISTING 5' SIDEWALK.
- INSTALL 5' WIDE STRAIGHT HANDICAP RAMP.
- PAINTED HANDICAP ACCESSIBLE ROUTE - MARKING ACCORDING TO TAS/ADA.
- HANDICAP LOADING ZONE (9' WIDE) PAVEMENT MARKINGS ACCORDING TO TAS/ADA.
- 3' WIDE HANDICAP ACCESSIBLE ROUTE TO STREET - MARKING ACCORDING TO TAS/ADA.
- INSTALL 3' WIDE x 17' LONG CONCRETE HANDICAP ACCESSIBLE ROUTE TO STREET. TIE TO EXISTING SIDEWALK.
- MOUNTED HANDICAP PARKING SIGN - VAN ACCESSIBLE.
- HANDICAP PARKING SPACE (VAN ACCESSIBLE) WITH UNIVERSAL HANDICAP SYMBOL PAINTED IN SPACE.
- STANDARD 6" REINFORCED CONCRETE CURB & GUTTER, POURED MONOLITHICALLY WITH PAVEMENT.
- 4" WIDE PARKING STRIP (WHITE) 9'x20' TYPICAL.
- 6" CONCRETE PAVEMENT.
- FIRE LANE DESIGNATION - 8" WIDE FIRE LANE STRIP PAINTED RED WITH WORDING "FIRE LANE - NO PARKING - TOW AWAY ZONE" IN 4" WHITE LETTERS. WORDING MAY NOT BE SPACED MORE THAN 15' APART. PAINT CURB OR PAVEMENT.
- FLUSH CURB ADJOINING HANDICAP SPACES.
- 6" WHEEL STOP.
- 6" CONCRETE SIDEWALK. SEE DETAIL SHEET C4.1.
- 4'x4' CONCRETE PAD FOR 90 GAL. SOLID WASTE CONTAINER.
- INSTALL ~40' OF 6" PVC IRRIGATION SLEEVE @ 30" BURY. EXTEND 2' (MIN) BEYOND BACK OF CURB OR BACK OF WALL. PERMANENTLY MARK CURB WITH EMBEDDED BOLT STAMPED "I".
- INSTALL ~30' OF 6" PVC IRRIGATION SLEEVE @ 30" BURY. EXTEND 2' (MIN) BEYOND BACK OF CURB. PERMANENTLY MARK CURB WITH EMBEDDED BOLT STAMPED "I".
- 2" DIA. CONCRETE PIER FLAG POLE BASE WITH LIGHTS. SEE PIER DETAIL AND CONTACT OWNER FOR LIGHT & POLE DETAILS.
- INSTALL 5' WIDE x 5' LONG CONCRETE EXIT APRON @ 2.08%. INSTALL 5' WIDE x 19' LONG FLAT BOTTOM DITCH @ 2.08%. END DITCH @ ELEV: 319.0'.
- INSTALL 5' WIDE x 7' LONG CONCRETE EXIT APRON @ 3.86%. END @ ELEV: 319.0'.
- PROPOSED 6" CONCRETE PAVEMENT TO EXISTING ASPHALT PAVEMENT CONNECTION - SEE DETAIL SHEET TO RE-ESTABLISH CONCRETE GUTTER FLOWLINE.

SITE SPECIFIC NOTES

- PROJECT IDENTIFICATION:
PROJECT NAME: NEELEY BUILDING
LOCATION: NORTHEAST INTERSECTION OF WEST BRIARGATE DRIVE WITH TROPHY DRIVE.
LEGAL DESCRIPTION: LOT 2, BLOCK 2, PENNER PLACE SUBDIVISION VOL. 4535, PG. 224 (PLATTED)
- APPLICANT INFORMATION:
CHARLES NEELEY
2131 WEST BRIARGATE DRIVE
BRYAN, TEXAS 77801
(979) 776-0922
- OWNER INFORMATION:
CHARLES NEELEY
2131 WEST BRIARGATE DRIVE
BRYAN, TEXAS 77801
(979) 776-0922
- TOTAL SITE AREA IS 0.79 ACRE.
- CURRENT ZONING: C-1 - OFFICE.
- CURRENT USE: VACANT
- PROPOSED USE & IMPROVEMENTS: SINGLE STORY 3,600 SQ. FT. BUILDING WITH 14 SPACE PARKING LOT AND UTILITY SERVICE LINES EXTENDED TO BUILDING.
- ALL SIGNAGE IS PERMITTED SEPARATELY.
- EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE STANDARDS OF SECTION 7.10 OF THE UNIFORM DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
- SUBJECT TRACT IS NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS & INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0134C, MAP NO. 4804100134C, EFFECTIVE DATE: JULY 2, 1992.
- ALL PUBLIC AND PRIVATE UTILITY LINES & SERVICE LINES INCLUDING WATERLINES, SANITARY SEWER LINES, ELECTRIC LINES, TV/CABLE, COMMUNICATIONS LINES, ETC. SHALL BE UNDERGROUND INSTALLATIONS AND INSTALLED TO CITY OF BRYAN STANDARDS.
- IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS.
- BUILDING AREA: 3,600 SQ. FT. (GROSS).
- DIMENSIONS ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED
- ALL DISTURBED EARTH MUST BE 100% COVERED WITH ESTABLISHED GRASS OR GROUND COVER PRIOR TO CERTIFICATE OF OCCUPANCY.
- ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL FRANCHISE & PRIVATE UTILITIES WITH EARTHWORK & PAVEMENT CONSTRUCTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING & INSTALLING ANY NECESSARY UTILITY CONDUIT PRIOR TO SUBGRADE PREPARATION & PAVING OPERATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF UTILITY INSTALLATION ORDER.
- THE OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL SCREENING MATERIAL IF IT BECOMES NECESSARY TO REMOVE THEM FOR UTILITY MAINTENANCE AFTER CONSTRUCTION.
- CONCRETE WASHOUT AREA(S) TO BE OVER EXCAVATED AND WASTE MATERIAL REMOVED & DISPOSED OF OFF-SITE PRIOR TO PROJECT CLOSEOUT. FILL AREA BACK TO PLAN GRADE / EXISTING GROUND.

UTILITY DEMANDS:

WATER DEMANDS:

GENERAL:
1,800 SF OFFICE, 1,800 SF WAREHOUSE

PROJECT SPECIFIC:
PEAK HOURLY DEMAND: 60 GPM.

AVERAGE DAILY DEMAND = PEAK HOURLY / 4
AVERAGE DAILY DEMAND = 15 GPM

*PER BRYAN/COLLEGE STATION DESIGN GUIDELINES: PEAK HRLY DEMAND=AVERAGE DAILY x 4.0

SANITARY SEWER DEMANDS:

GENERAL:
1,800 SF OFFICE, 1,800 SF WAREHOUSE

PROJECT SPECIFIC:
PEAK HOURLY DEMAND: 30 GPM.

AVERAGE DAILY DEMAND = PEAK HOURLY / 4
AVERAGE DAILY DEMAND = 7.5 GPM

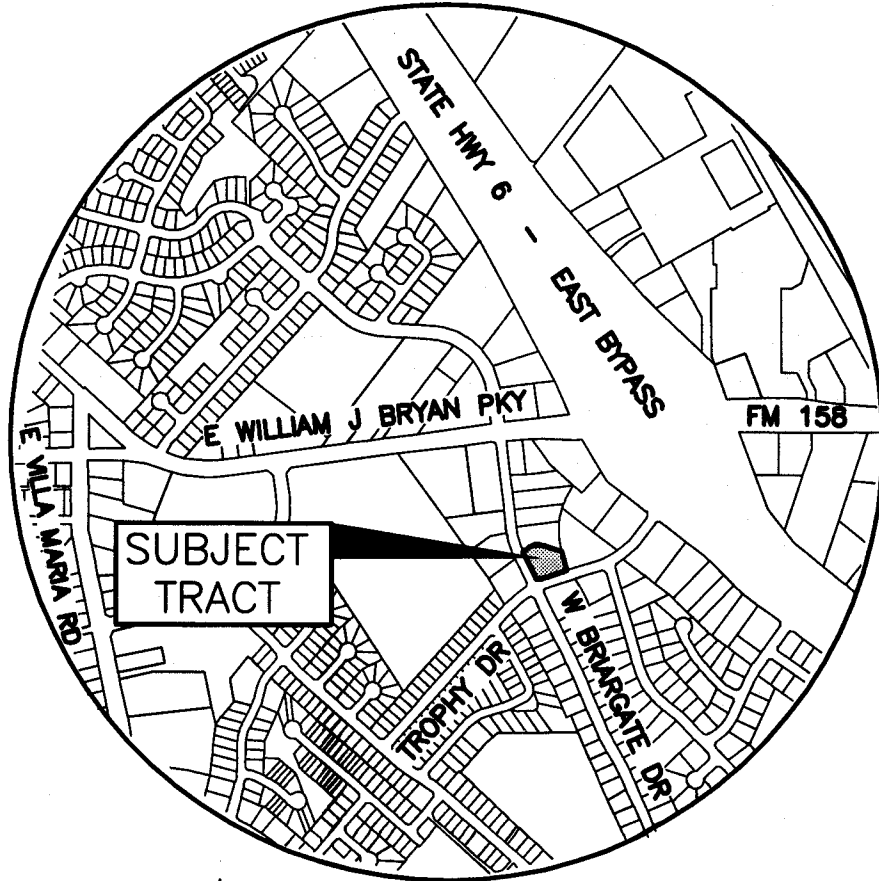
*PER BRYAN/COLLEGE STATION DESIGN GUIDELINES: PEAK HRLY DEMAND=AVERAGE DAILY x 4.0

GAS DEMANDS:

GAS LOAD & PRESSURE: 500 CFH @ 402 (7" W.G.).

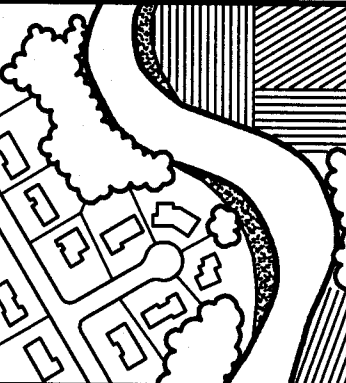
ELECTRIC DEMANDS:

ESTIMATED DEMAND: 81.5 KW / 200 AMPS.



VICINITY MAP
NOT TO SCALE

KLING ENGINEERING
AND SURVEYING
4001 S. TEXAS AVENUE
SUITE A
BRYAN, TEXAS 77802
TEL. (979) 846-6212
FAX (979) 846-6232
TBBE FIRM # F-776



SITE PLAN
NEELEY BUILDING
LOT 2, BLOCK 2- PENNER PLACE SUBDIVISION
BRYAN, BRAZOS COUNTY, TEXAS

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-NOT FOR CONSTRUCTION-
UNDER THE AUTHORITY OF
ALFRED PAINE, P.E. 97221
ON 03/21/2012.

REVISIONS	DESCRIPTION
DATE	

SCALE: 1"=20'
DRAWN BY: BLB
APPROVED BY: AAP
DATE: 3/21/12
FILE:

SHEET
C1.1
OF 1